

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		WELLINGTON ST, ARLINGTON

## OWNERSHIP

Owner 1:	SHAW FRANK &			
Owner 2:	WALZER JANET			
Owner 3:				
Street 1:	14 WELLINGTON ST UNIT 1			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

## PREVIOUS OWNER

Owner 1:	SERABIAN MICHAEL P/LISA M -		
Owner 2:	-		
Street 1:	14 WELLINGTON ST UNIT 1		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1950, having primarily Clapboard Exterior and 2476 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	1,084,600			1,084,600
Total Card	0.000	1,084,600			1,084,600
Total Parcel	0.000	1,084,600			1,084,600
Source: Market Adj Cost	Total Value per SQ unit /Card:		438.05	/Parcel: 438.05	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	1,084,600	0	.		1,084,600		Year end	12/23/2021
2021	102	FV	1,053,300	0	.		1,053,300		Year End Roll	12/10/2020
2020	102	FV	1,037,600	0	.		1,037,600	1,037,600	Year End Roll	12/18/2019
2019	102	FV	893,100	0	.		893,100	893,100	Year End Roll	1/3/2019
2018	102	FV	791,200	0	.		791,200	791,200	Year End Roll	12/20/2017
2017	102	FV	722,300	0	.		722,300	722,300	Year End Roll	1/3/2017
2016	102	FV	644,600	0	.		644,600	644,600	Year End	1/4/2016
2015	102	FV	596,700	0	.		596,700	596,700	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

## ACTIVITY INFORMATION

[illegible][illegible]

Spl Credit		Total:	
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<b>APPRAISED:</b>	<b>1,084,600 /</b>	<b>1,084,600</b>
<b>USE VALUE:</b>	<b>1,084,600 /</b>	<b>1,084,600</b>
<b>ASSESSED:</b>	<b>1,084,600 /</b>	<b>1,084,600</b>



**Patriot**  
Properties Inc.

### USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Type:	99	- Condo Conv	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	2	- Clapboard	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:			
View / Desir:	N	- NONE	

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

FFL/BMT.

## GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1950	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth: G4	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	30.540000916
Name:	

RESIDENTIAL GRID												
1st Res Grid		Desc: Line 1										# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals				RM's: 8				BR's: 2			Baths: 2	HB 1

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION			
Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.07407105
Const Adj.:	0.99989998
Adj \$ / SQ:	327.559
Other Features:	110119
Grade Factor:	1.10
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1215924
Depreciation:	131320
Depreciated Total:	1084604

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

[illegible]

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## COMPARABLE SALES

[illegible]

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,476	327.560	811,030
Net Sketched Area:		2,476	Total:	811,030
Size Ad	2476 Gross Area	2476	FinArea	2476

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
6						
6						
6						

## IMAGE

